

STATE MS.-DE SOTO CO.
FILED

Dec 16 2 07 PM '02

BK 434 PG 156
W.E. DAVIS CH. CLK.]

Prepared by and
 RETURN TO:
 MEMPHIS TITLE COMPANY
 6465 QUAIL HOLLOW, SUITE #300
 MEMPHIS, TENNESSEE 38120
 (901) 754-2080

File No. -120770

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixth day of December, 2002**, by and between **Brad Rainey Homes, a Tennessee Corporation**, parties of the first part; and **William Fairchild and Anna Fairchild, husband and wife as joint tenants with right of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **Desoto**, State of **Mississippi**.

Lot 183, Section "E" of FAIRHAVEN ESTATES Subdivision, situated in Sections 2 & 3, Township 2 South, Range 6 West, according to the Plat thereof as recorded in Plat Book 74, Pages 17 & 18, of the Office of the Chancery Clerk, Desoto County, Mississippi.

Subject to Subdivision Restrictions, building lines and easements of record as shown in Plat Book 74, Page 17 & 18; a 50' front building setback; and a 5 ft. utility easement along the sides and rear 10' along front property lines; and 2003 City of Olive Branch and 2003 DeSoto County property taxes.

Parcel No: 2061-0211.0-00183.00

Being the same property conveyed to Grantor(s) herein as shown in Deed of record at Book and Page/Instrument No. **425/157** in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part; his/her heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth above, and that the title and quiet possession thereto they warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Brad Rainey Homes, Inc.

(Corporate Seal)

By: 

Brad Rainey, President

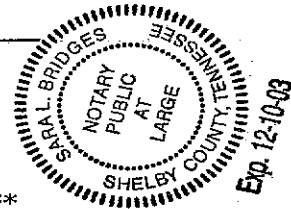
State of Tennessee

County of Shelby

Before me, the undersigned (name of notary public) of the State and County mentioned, personally appeared Brad Rainey with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President (president or other officer authorized to execute the instrument) of Warranty Deed the within named bargainor, a corporation, and that such President (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as president (president or other officer).

Witness my hand and Seal at office in Memphis, Tennessee this **Sixth day of December, 2002.**

Sara L. Bridges
Notary Public



My Commission Expires: _____

Property address: **10330 Loftin Drive**
Olive Branch, Mississippi 38654

Grantor's address **281 Germantown Bend Cove**
Cordova, TN 38018

Grantee's address **10330 Loftin Drive**
Olive Branch, MS 38654

Phone No.: (901) 754-2080

Phone No.: (901) 827-8212

Phone No.: (901) 751-7955

Phone No.: (800) 264-4100

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Quicken Loans, Inc.
20555 Victor Parkway
Livonia, MI 48152

This instrument was prepared by:
Memphis Title Company
6465 Quail Hollow Rd., Ste. 300
Memphis, TN 38120
901-754-2080

File No: **-120770**

**Return to: Southern Trust Title Company
6465 Quail Hollow Rd., Ste. 300
Memphis, TN 38120
901-754-2080**

(FOR RECORDING DATA ONLY)